

### **Actions done 2021 Q I + II**

The energy generated, purchased, and used on balance per building and by energy carrier in The Netherlands and the UK were determined. A clear factsheet energy is drawn up for each building in which the use area and energy performance in kWh/m<sup>2</sup>NFA per year are also displayed. Two office locations turn out to be Almost Energy Neutral. Monitoring of energy use and a program for Facility Managers will start. Measures are mapped that allow buildings in their use as offices to require up to 70 kWh/m<sup>2</sup>NFA per year of energy and to get rid of natural gas. This is done with our FastLane approach. It turns out to be difficult to get the technical data of rented properties.

#### *Lessons Learned:*

- ✓ *It is not so easy to get the right data and calculate unambiguous and appealing key figures.*
- ✓ *The netted energy consumption of single-storey buildings can easily be reduced to "zero" if the roof is covered with PV panels.*
- ✓ *It pays out to look at the possibilities of energy savings in the use of the building.*
- ✓ *Choose a clear approach that captures and unlocks information at the level of measures, buildings and (sub)portfolios.*
- ✓ *Ensure balance in interests between landlord and tenant.*

FastLane expert sessions were held, scheduled to discuss the findings of the Dutch offices. Possibilities were investigated for a district heating grid to the head office on the southern edge of Amersfoort, as connection to such a grid could limit or prevent investments in heat pumps and heat and cold storage.

#### *Lessons Learned:*

- ✓ *It is more effective when experts talk to each other in a joint session to find out the effective measures than when they do so one after the other: structural engineer, mechanical engineer, energy expert, building physicist, cost expert, building manager.*
- ✓ *The chance to get connected to a (new) district heating grid does not often pass by. It helps to promote it, even if it doesn't quite have the ideal timing.*
- ✓ *Use a large purchasing volume as a commitment to a sustainable source of energy supply for the grid to be developed.*

Results of the expert session were brought in the FastLane calculation software and measure packages were calculated.

#### *Lesson Learned:*

- ✓ *It helps that during the discussion and elaboration the value and timing of the intended ambition are recorded at the front: Paris Proof, worldwide, in 2035.*

### **Actions planned for 2021 Q II + IV**

Approach to what needs to be done per building is known. For the rented properties start with the consultation with the landlords. If necessary, a coalition will be formed with fellow tenants per building to get the landlord to participate in making the buildings more energy effective. A process that might take some time if necessary: until 2035 is still 13 years. Opportunities to switch housing if it really didn't work out.

Mapping and submitting costs to the Executive Board, with which an estimate of the sustainability costs for the offices in NL and UK was shared in October 2020, and regarding the impact worldwide.

#### *Recommended:*

- ✓ *Let time be your friend: make sure that you as a tenant have done your homework, no later than one year before your lease expires.*
- ✓ *Also include the management in the costs and do not elicit ambition statements that are unrealistic.*